

# 1 Bedroom Apartment for Sale in Potamos Germasogeias, Limassol District

STUDIO APARTMENT – COMPACT LUXURY IN THE HEART OF LIMASSOL’S TOURIST AREA ✖

## Intro

This beautifully crafted studio apartment offers a rare combination of elegance, functionality, and modern luxury—perfectly positioned just 800 meters from the sea. Designed with exceptional attention to detail, the residence delivers a refined living experience within one of Limassol’s most desirable coastal districts.

## Design & Architecture

The studio is part of a sophisticated four-storey development crowned with a stunning roof garden. The architectural concept embraces clean contemporary lines, large openings, and premium materials, ensuring a timeless, upscale aesthetic...

### Property Info

Covered Area	<b>65</b>
Covered Veranda	<b>15</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>3584</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>1</b>

### Amenities

- Parking

### Location

**Location:** Potamos Germasogeias

Region: **Limassol**

Coordinates: **34.702209442499 / 33.093782682014**

## Price: €475 000 + VAT

VAT for this property is **€23,750** or **€90,250**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 308.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
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## Price change history

€470 000 on Dec 14, 2023

€475 000 on Dec 9, 2025

